DM HALL

For Sale

For Sale - Vehicle Repair Garage Investment



Unit C, 24 - 42 Gardeners Street, Dunfermline KY12 ORN

267.65 sq m (2,881 sq ft)

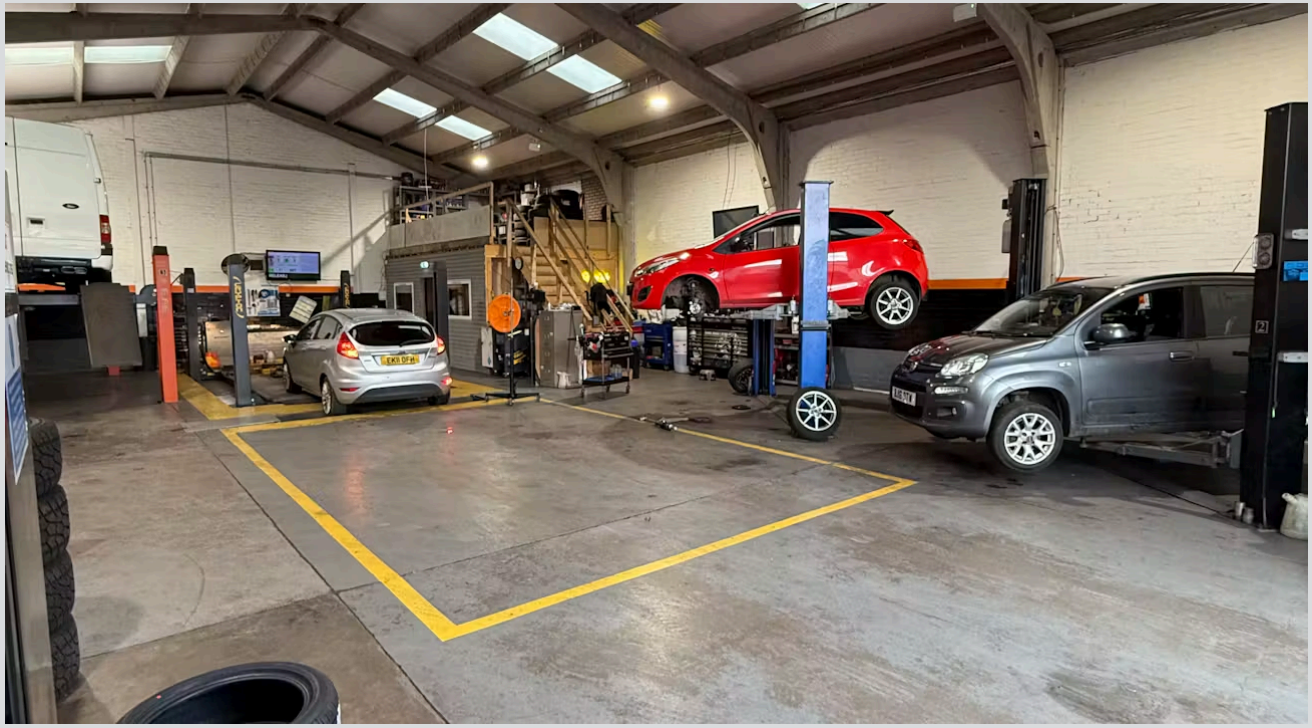
- Car garage investment located in prominent position in Dunfermline City Centre
- 25 year lease from 15/04/2021
- Annual rental payable of £18,000 - £6.25 per sq.ft
- Well presented, good quality garage investment
- On site yard and parking provision
- Gross Yield of circa 8.2%
- Offers in the region of £220,000 plus VAT are invited

DESCRIPTION

The subjects comprise a semi detached, single storey industrial workshop currently trading as a vehicle repair workshop. The larger unit forms an L shape building around a surfaced parking/yard area with the sale property fronting directly onto the car park and Gardeners Street itself.

The building is of brick/block construction, rendered externally under a pitched roof clad in profile metal sheeting. Access is by a roller vehicle entrance door or pedestrian pass doors.

The property also benefits from a shared parking/yard area to the front which is fully surfaced and delineated for parking with the subjects benefiting from circa 6 dedicated spaces and direct access to their vehicle entry point.







LOCATION

Dunfermline is one of Fife,s principal centres of commerce, with a population of 55,000 and a catchment area exceeding 150,000 people. The city occupies a key location within Fife, situated several miles north of the Queensferry Crossing, the Forth Road and Rail Bridges and adjacent to the M90 motorway.

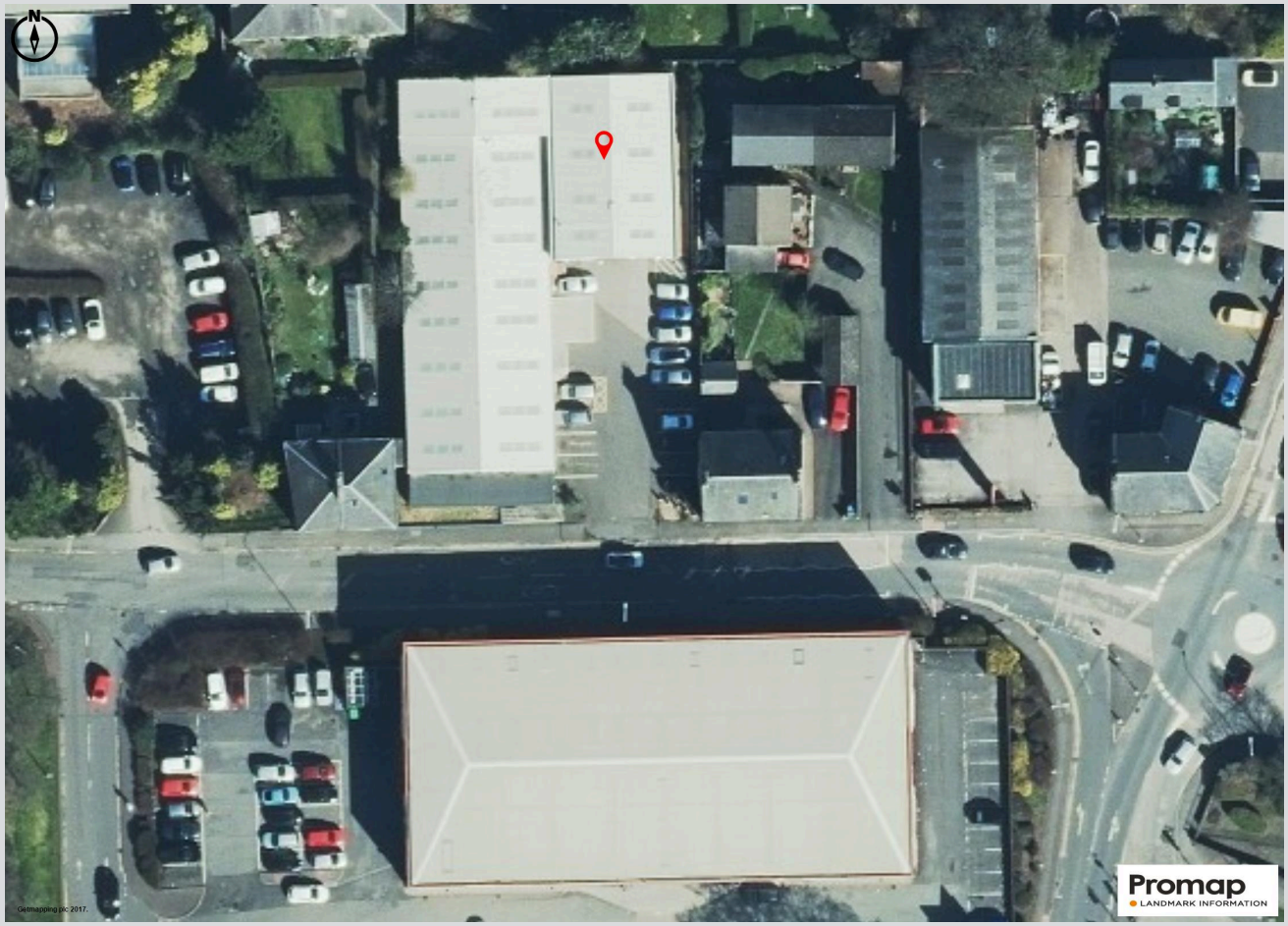
The subjects occupy a prominent position on Gardeners Street, lying within the main Dunfermline City Centre. They are located just behind the Carnegie Retail Park which is home to Puregym, Matalan and B & and Q. They front directly onto Gardeners Street and benefit from a range of operators nearby including C R Smith, Sitech Racing and Taylor Sulliven Funeral Directors.

TERMS

The subjects are offered for sale at offers over £220,000 plus VAT. Offers should be submitted directly to the sole selling agents.

LEGAL COSTS

Each party is to be responsible for their own legal costs.



LEASE DETAILS

The lease is to Profix Auto Care Ltd having been assigned in December 2024. The lease is of a Full Repairing and Insuring design incorporating Rent Reviews on a 5 yearly basis. The current passing rental is £18,000 equating to approx £6.25 per sq.ft. There is an outstanding Rent Review from April 2026 which can be instigated.

EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

LEGAL COSTS

Each party to bear their own costs

VAT

Applicable

NON-DOMESTIC RATES

Rateable Value: £14,100

VIEWING & FURTHER INFORMATION

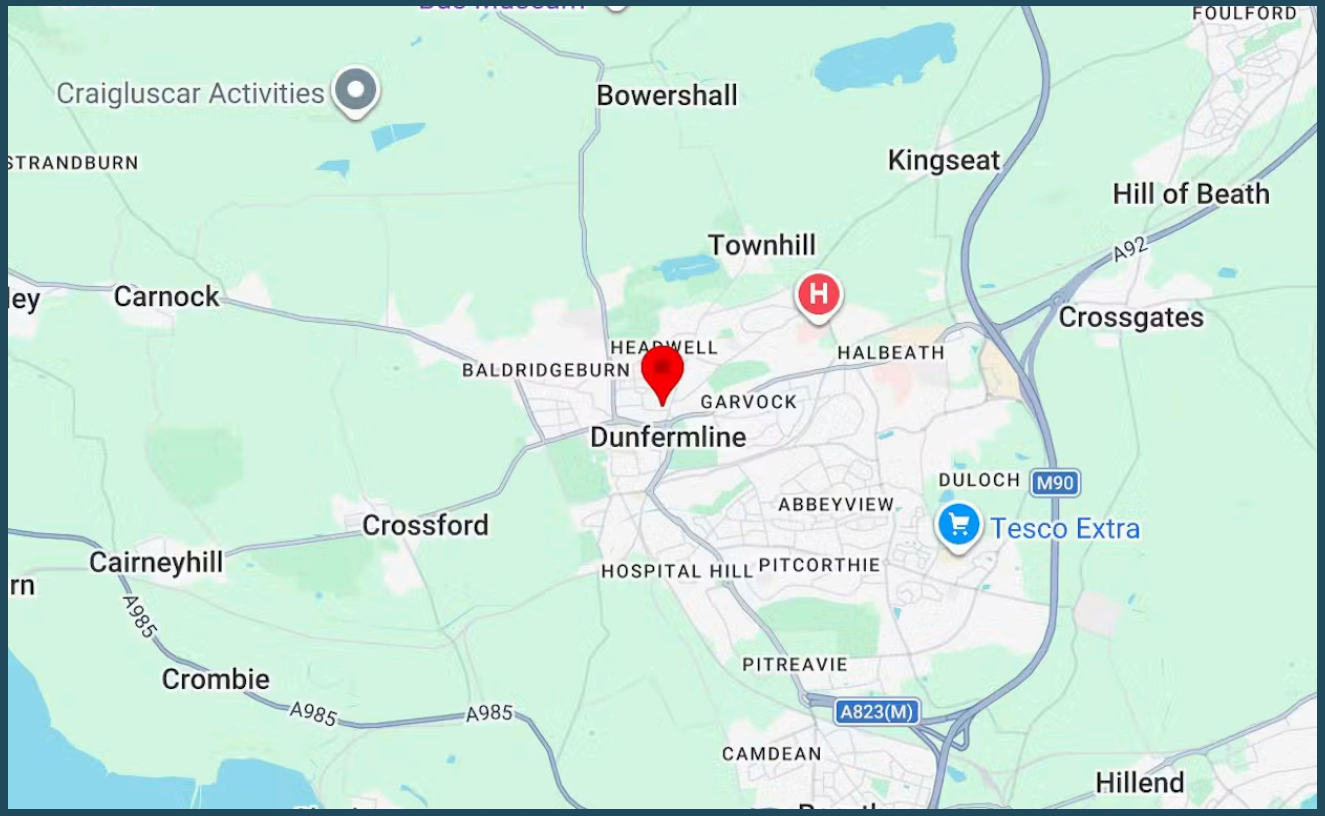
Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

DM HALL

Regulated by RICS



Make an enquiry

Leigh Porteous
01383 604100
leigh.porteous@dmhall.co.uk

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control. (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.

PROPERTY REF: ESA3704

DATE OF PUBLICATION: NOVEMBER 2026